

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
E/S Silent Meadow Court, 215'N	* ZONING COMMISSIONER
of the c/l of Bosley Road	* OF BALTIMORE COUNTY
(5 Silent Meadow Court)	* Case No. 97-320-A
8th Election District	*
3rd Councilmanic District	
Donald C. Kauffman, et ux	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 5 Silent Meadow Court, located in the vicinity of Pot Spring Road in Cockeysville. The Petition was filed by the owners of the property, Donald C. and Joanne A. Kauffman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 13 feet in lieu of the required 15 feet, and a sum of both sides of 23 feet in lieu of the required 25 feet for a proposed one-story addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the require-

ORDER RECEIVED FOR FILING

Date 3/9/97

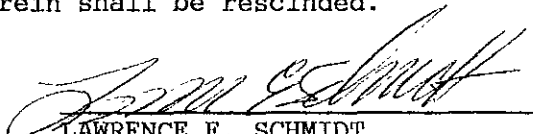
By [Signature]

ments of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of March, 1997 that the Petition for Administrative Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 13 feet in lieu of the required 15 feet, and a sum of the side yards of 23 feet in lieu of the required 25 feet for a proposed one-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/7/97
By [Signature]



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5 SILENT MEADOW COURT

which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 (BCZR)

To allow a side yard setback of 13 ft. and sum of both sides of 23 ft. in lieu of the required 15 ft and 25 ft respectively

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) WE ARE IN NEED OF STORAGE SPACE FOR GARDENING AND SNOW REMOVAL EQUIPMENT, TOYS AND BICYCLES. THERE IS NO AVAILABLE LOCATION BEHIND THE MAIN PORTION OF THE HOUSE DUE TO THE AREA TAKEN BY THE BASEMENT ENTRANCE, AIR CONDITIONING UNIT, WINDOWS, AND PATIO. THE PROPOSED LOCATION OF THE ADDITION, WHICH WILL BE BUILT WITH SIDING AND ROOFING MATERIALS MATCHING THE HOUSE, IS THE MOST APPROPRIATE AND LEAST OBTRUSIVE TO NEIGHBORS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

DONALD C KAUFFMAN
(Type or Print Name)

Signature

Donald C Kauffman
Signature

Address

JOANNE A KAUFFMAN
(Type or Print Name)

City State Zipcode

Joanne A. Kauffman
Signature

Attorney for Petitioner

5 SILENT MEADOW CT (410) 666-8977

(Type or Print Name)

Address Phone No

Signature

COCKEYSVILLE MD 21030-3115

City State Zipcode
Name, Address and phone number of representative to be contacted

Address Phone No

Name

City State Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF

DATE: 2/3/97

ESTIMATED POSTING DATE:

2-16-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 320

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5 SILENT MEADOW COURT
address

COCKEYSVILLE MD 21030-3115
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE ARE IN NEED OF STORAGE SPACE FOR GARDENING AND
SNOW REMOVAL EQUIPMENT, TOYS AND BICYCLES. THERE IS
NO AVAILABLE LOCATION BEHIND THE MAIN PORTION OF THE
HOUSE DUE TO THE AREA TAKEN BY THE BASEMENT
ENTRANCE, AIR CONDITIONING UNIT, WINDOWS, AND PATIO.
THE PROPOSED LOCATION OF THE ADDITION, WHICH WILL BE
BUILT WITH SIDING AND ROOFING MATERIALS MATCHING THE
HOUSE, IS THE MOST APPROPRIATE AND LEAST OBTRUSIVE TO
NEIGHBORS.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Donald C. Kauffman
Donald C. Kauffman
(signature)
DONALD C KAUFFMAN
(type or print name)



Joanne A. Kauffman
Joanne A. Kauffman
(signature)
JOANNE A KAUFFMAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of January, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 25, 1997
date

Steven P. Mohr
NOTARY PUBLIC

My Commission Expires:

STEVEN P. MOHR
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 4, 2000

RECORDED

Zoning Description

ZONING DESCRIPTION FOR 5 SILENT MEADOW COURT, COCKEYSVILLE, BALTIMORE COUNTY, MARYLAND

Beginning at a point on the east side of Silent Meadow Court which is fifty (50) feet wide (right-of-way width) at the distance of two hundred fifteen (215) feet north of the centerline of the nearest improved intersecting street, Bosley Road, which is seventy (70) feet wide (right-of-way width). Being Lot # 63, Block K, Section III, in the subdivision of Springdale as recorded in Baltimore County Plat Book # O.T.G. 32, Folio # 107, containing 0.23 acres. Also known as 5 Silent Meadow Court and located in the eighth (8th) Election District, third (3rd) Councilmanic District.

320

ENCLOSURE

ULTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 092048

DATE 2-3-97 ACCOUNT R-001-615-000

AMOUNT \$ 50.00

RECEIVED
FROM: KAUFFMAN

01 - Ad. Var. Item # 320

FOR: Taken by: JEF

03091 H0046MICRRC

450.00

RA 001:17AM02-03-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-320-A

Petitioner/Developer: MR. Don

Kauffman

Date of Hearing/Closing: March 3, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 5 Silent

Meadow Court, Cockeysville, MD.

The sign(s) were posted on

2/15/97
(Month, Day, Year)

Sincerely,

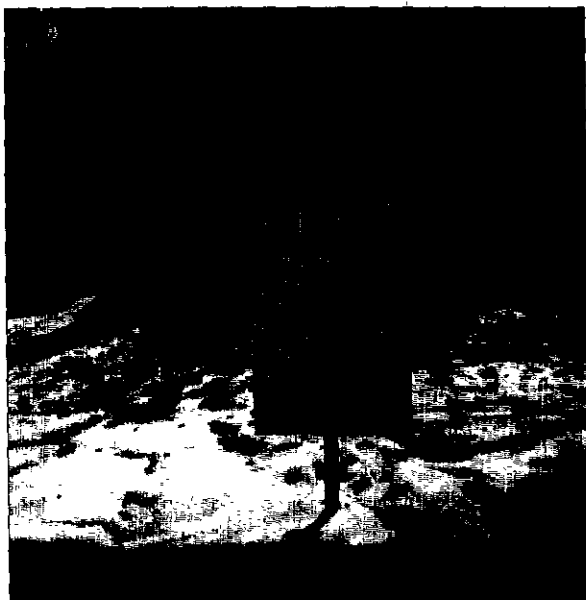
Sue W. McKenzie
(Signature of Sign Poster and Date)

Sue W. McKenzie
(Printed Name)

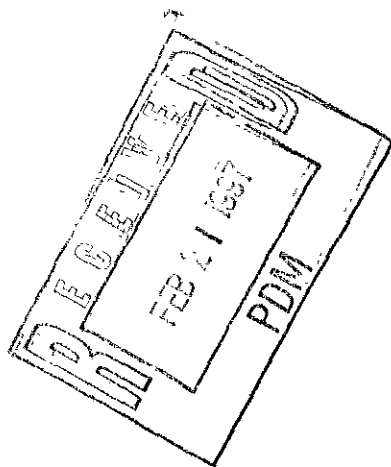
6 Topwood Court
(Address)

Baltimore, MD
(City, State, Zip Code)

(410) 668-8576
(Telephone Number)



Case #97-320-A





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 320

Petitioner: DONALD C & JOANNE A KAUFFMAN

Location: 5 SILENT MEADOW COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONALD C KAUFFMAN

ADDRESS: 5 SILENT MEADOW COURT

COCKEYSVILLE, MD 21030-3115

PHONE NUMBER: (410) 666-8977

AJ:ggs

(Revised 09/24/96)

320

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 2-16-97.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-320-A

TO ALLOW A SIDE YARD SETBACK OF 13' AND
SUM OF BOTH SIDES OF 23' IN LIEU OF THE
REQUIRED 15' AND 25', RESPECTIVELY

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

MON. MARCH 3 1997

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 18, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-320-A

5 Silent Meadow Court

E/S Silent Meadow Court, 215' N of c/l Bosley Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Donald C. Kauffman and Joanne A. Kauffman

Post by Date: 2/16/97

Closing Date: 3/3/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Donald and Joanne Kauffman



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 24, 97

DATE: 2/21/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	319	329
	320	330
	324	331
	326	
	327	
	328	

RBS:sp

BRUCE2/DEPRM/TXTSBP

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 26, 1997

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 28, 1997
Item Nos. 320, 323, 324, 325, 331,
and 334

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 21, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 320, 323 and 325

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: _____

Jeffrey W. Long

Division Chief: _____

Gary L. Kerna

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2.21.97
Item No. 320 (JRF)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#319 --- JRF

1. No address or telephone number for legal owner.
2. Need title of person signing for legal owner.
3. Sign form incomplete.

#320 --- JRF

1. Notary section is incomplete.
2. Area is 9.991 +/- WHAT??? (acres, square feet, miles?).

#321 --- JLL

1. Sign form incorrect.

#322 --- JCM

1. Sign form not completed.

#323 --- RT

1. No section number or wording on petition form.

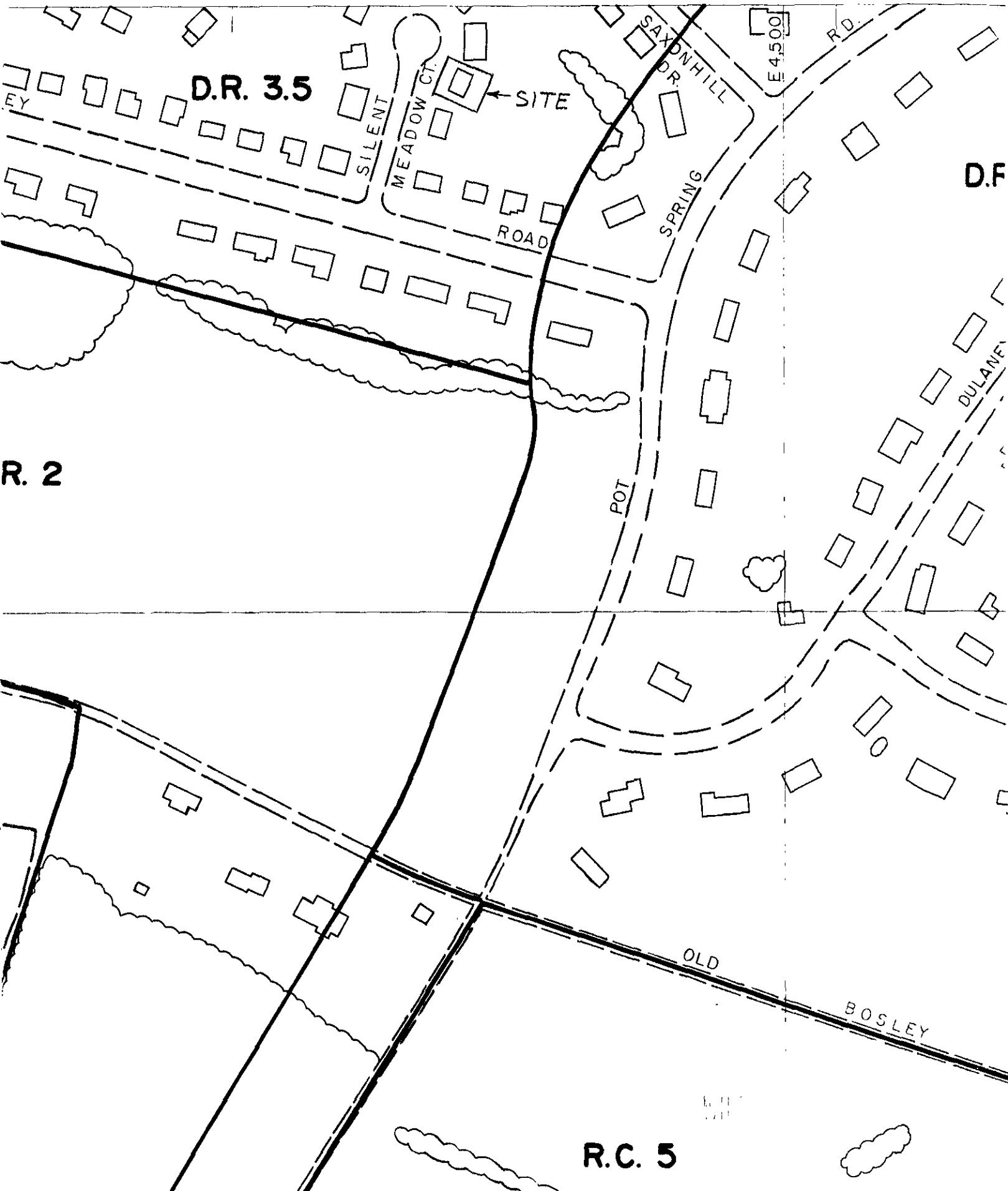
#324 --- JRA

1. Sign form incorrect.

#325 --- JLL

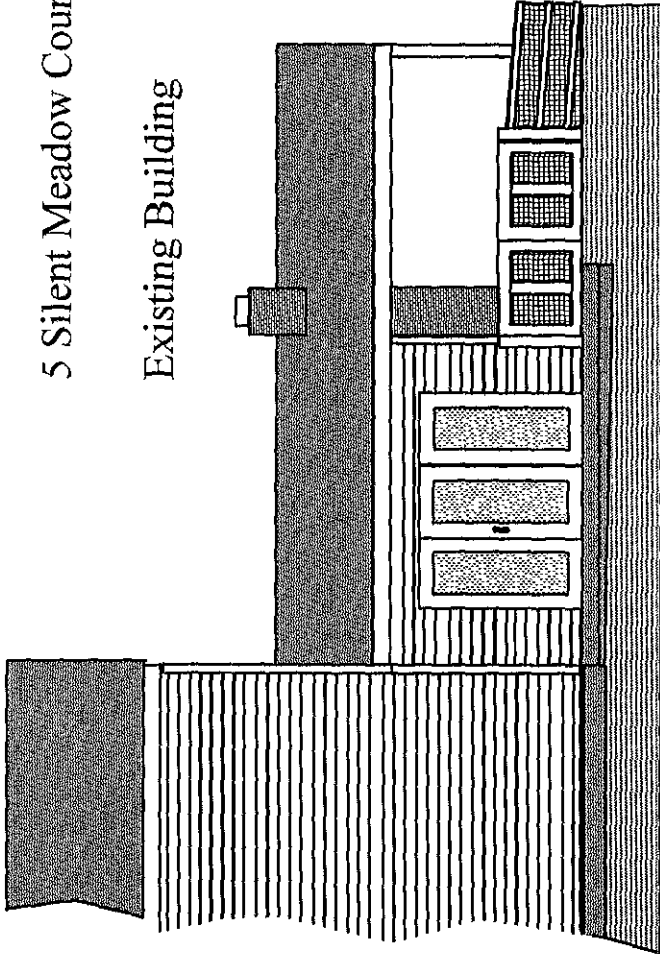
1. Sign form incorrect.

320

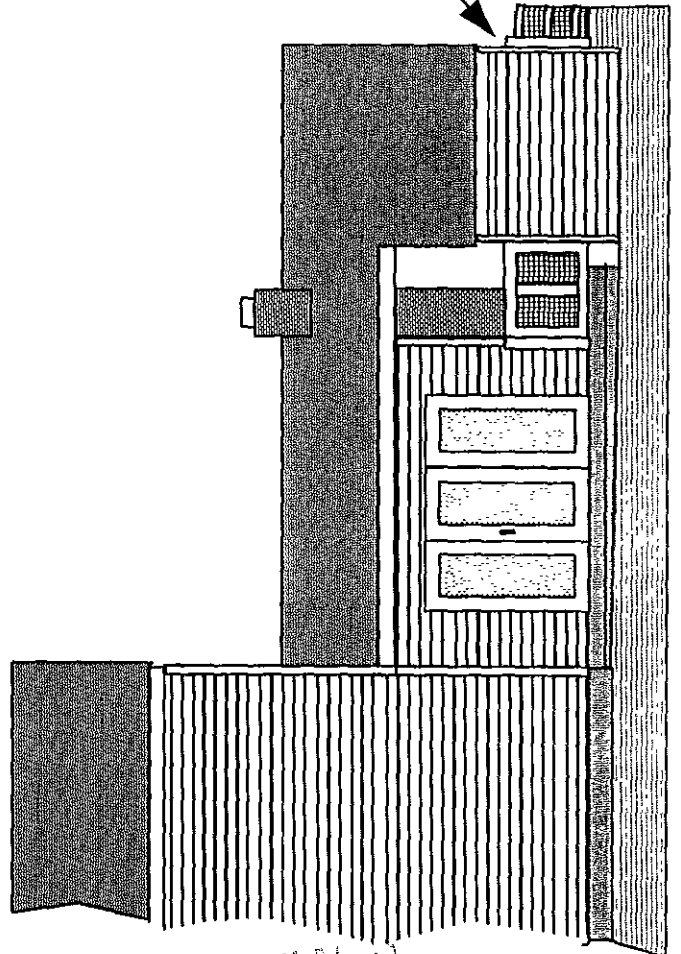


5 Silent Meadow Court

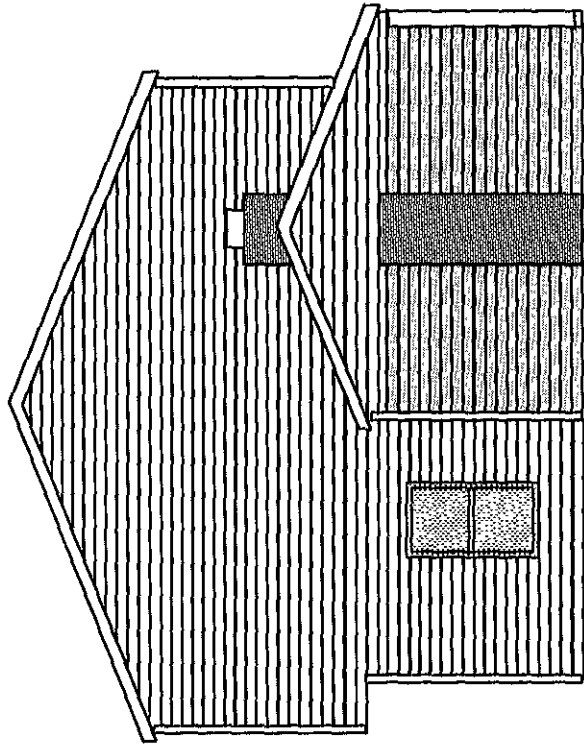
Existing Building



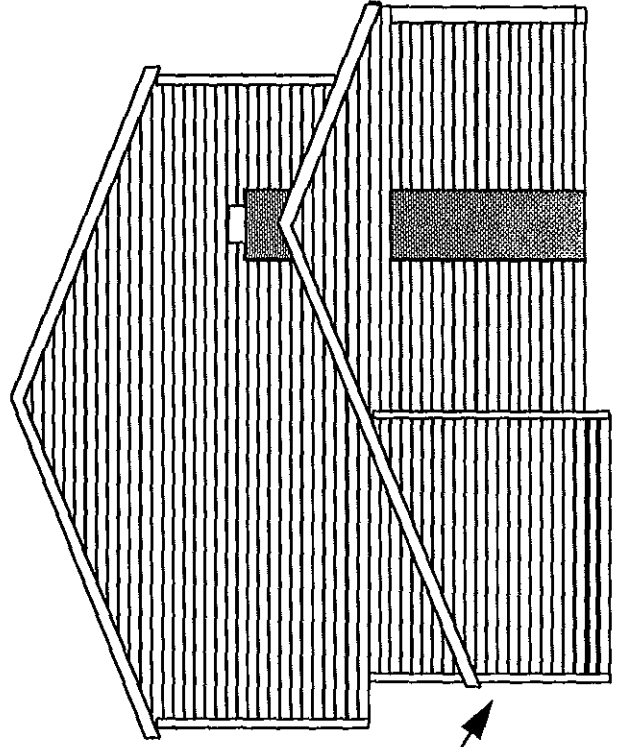
Back View



Proposed
Addition



Side View



320

NOT TO SCALE

LOCAL OPEN SPACE

27" W - 65.82.

R. & UTY. ESMT.

JOSEPH & MARGARET PURCELL

19

6A

b.

17' 4' x 14' BSMT. ENT. 3

conc.	28.2.
-------	-------

2-STY. FR.

FRONT 27A.

5' CONC. WALK

30. B.R.L.

31

$Q = 4.5$

28.86

N 15° 21' E

2.00

Bosely

Kode

A hand-drawn map of a residential area. The map shows several streets: Saxon Hill Drive (top left, diagonal), Pot Spring Road (top right, diagonal), Trickling Brook (middle left, diagonal), Sand Spring Court (middle left, diagonal), Overgate Court (middle left, diagonal), Long Branch Rd (bottom left, diagonal), and Bosley Road (bottom right, vertical). A small building is marked with a square and labeled 'SAXON HILL MEADOW CT' near the intersection of Saxon Hill Drive and Pot Spring Road.



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District: 8TH

Councilman District: 3RD

1"=200' scale map#: N.E. 16-A

Zoning: D.R. 3.5

Lot size: 9991 ± 23 ±

acreage square feet

Public Private

SEWER:

WATER:

Средства для улучшения зрения:

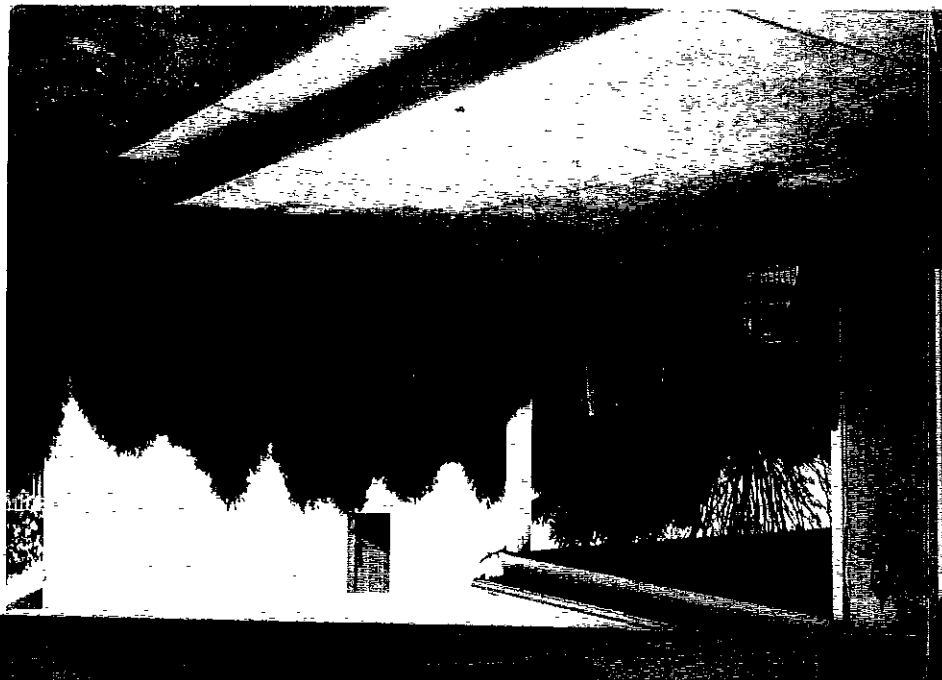
Prior Zoning Hearings:

NOTE

Zoning Office USE QNI VI









PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN RESERVOIR AREA	# 320 NE. 16-A
DATE OF PHOTOGRAPHY JANUARY 1986	[REDACTED]	